Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting **September 10, 2019**
(Approved November 12, 2019)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, September 10, 2019, in meeting room 1068 on the Oceanside campus. Chairperson, Mazur called the meeting to order at 2:04 p.m.

II. Roll Call

Committee members present:
Dick High
William V. Howe
Josh Mazur
Jade MacEoghain
Kris Powell

Committee members not present:

Others present:
Geoff Bachanas
Katie White
Tim Flood
Tom Macias
Alec Babiarz
Kristen Huyck

III. Approve Meeting Minutes

A. Regular Meeting of July 9, 2019

By motion of committee member Howe, seconded by committee member High, the minutes of the regular meeting of July 9, 2019 were approved.

Vote: 2-0-1
Aye: High, Howe
Abstention: MacEoghain

IV. Public Comment On and Not on the Agenda

Flood introduced Alec Babiarz who is being recommended to the Board of Trustees for appointment to ICBOC.

V. Changes in Agenda Order

Mazur moved to move item VII. D first under Staff Reports. MacEoghain seconded the motion. Motion carried without objection

VI. San Diego County Taxpayers School Bond Transparency Report Card

Mazur applauded the recent A+ rating received by the district and invited members to share any feedback or comments.

VII. Staff Standing Reports

A. **Status of Design** There are currently 18 active on-time projects and 2 completed project, $54.4M in commitments; and $30.4M in expenditures.

Design-Bid Projects

- Oceanside: New Parking Lot 5A, PV & Tennis Support Building: $16.9M. Criteria document complete and Design-Build Entity contract is on BOT agenda for approval at September 2019 meeting.
- Oceanside New Gym Building: $37.1M. Criteria document is complete and Design-Build Entity contract is on BOT agenda for approval at the September 2019 meeting.
- Oceanside: New Allied Health Building: $27.98M. Criteria document complete and Design-Build Entity contract is on BOT agenda for approval at September 2019 meeting.
- Oceanside: New Chemistry & Biotechnology Building: $35.98M. Criteria document is complete and Design-Build Entity procurement is on-going.
- Oceanside: New Student Services Building: $54.1M. Criteria document is complete and the Design-Build Entity procurement is in its final stages.

Design-Bid-Build Projects

- Oceanside: B1000 Administration Renovation: $13.4M. Design Development continues. User group meetings regarding both B1000 and the required swing space are on-going.
- San Elijo: B200 Modernization: $3.5M. Design is wrapping up. Design and constructability reviews were at the end of August and documents are being prepared for submittal to DSA on September 24th.
- San Elijo: B100 Renovation: $5.3M. Currently the project is in the Construction Document phase of design.
- CLC: Building A + B Renovation: $11.4M. This project is currently in the Design Development phase of design.

B. **Status of Construction**

In Bid & Award

- CLC: New Student Services Building: $12.3M. Bids were received from three (3) prequalified general contractors in late August 2019. A letter was received by the District from one of the bidders of which the District and legal counsel are currently reviewing. After review is completed next steps for project will be determined.

In Construction

- Oceanside: Athletic Field Renovation: $9.95M. Construction work continues. All demolition is completed and current activities includes underground utilities installation and rough grading.

- San Elijo: B300 Modernization: $2.7M. This project was completed ahead of the fall semester and is now being utilized for classes. DSA closeout is in process.
- San Elijo: B500 Modernization: $3.5M. Construction is ongoing. As of early September, framing and rough in for the mechanical electrical and plumbing scopes of work is taking place.
- San Elijo: New Student Services and Administration Building: $12.4M. Construction started in late August. Site clearing and compaction grouting activities will be taking place in September.
- CLC: New Monument Sign and Entryway: $1.2M* (Forecast cost at completion). Construction activities are nearing completion for all items except the monuments. Due to extended manufacturing times, the specialty material for the monuments is not expected to be ready until late fall. The monument will be installed once materials are received.

C. **Status of Contracts Let**

In Process – Design-Build Request for Qualifications and Proposals

- Oceanside: Health and Wellness Hub
- Oceanside: New Parking Lot 5A & Tennis Court Support Building
- Oceanside: New Gym Building
- Oceanside: New Allied Health Building
- Oceanside: New Student Services Building
- Oceanside: New Chemistry and Biotechnology Building

In Process – Request for Task Order Proposals

- Oceanside Parking Lot 4C & 2B Geotechnical Services
- Oceanside Parking Lot 4C & 2B Survey Services

Upcoming – Request for Qualifications (RFQs)

- Districtwide Integrated Automation System Providers

D. **Status of Finance (Cost to Date)**

Committee reviewed the MCCD Capital Improvement Program Budget Executive Summary as of July 31, 2019.

Current commitments total $54.5M and current expenditures total $30.4M. Current projects at the Community Learning Center are estimated to come in $396,000 less than budgeted. Current projects at the Oceanside Campus are estimated to come in $104,000 more than budgeted. Current projects at the San Elijo Campus are estimated to come in $372,500 more than budgeted. The total delta for all three sites is approximately $80,000.

Cost saving measures

1) District direct purchase Program Management Office set-up items versus lease for duration of contract and/or program. Estimated rough order magnitude of savings over life of program $25K.

2) No markup on professional services consultant reimbursables. Estimated rough order magnitude savings over life of program $75-100K.
3) Move forward with previous architect and engineering teams for design of SAN B300 and B600 modernization. Estimated rough order of magnitude savings of $100K.
4) Single firm perform both Program and Construction Management Services.
5) Project scope validation and value engineering on all projects.
6) Strategic selection of alternative delivery methods (i.e. design-build).

X. Items for Future Agendas

- David Casnocha, bond legal counsel, to talk about committee parameters and answer questions about roles and responsibilities
- Welcoming new members
- Subcommittee assignments and structure
- Scheduling site visits

XI. Adjournment

Chairperson Mazur adjourned the meeting at 3:25pm.

Minutes Approval:

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Josh Mazur
Committee Chair